

JULY 1, 2014 - JUNE 30, 2015

CITY OF RALEIGH, NORTH CAROLINA CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) Summary

Housing and Neighborhoods Department
Community Development Division

Background

The Consolidated Annual Performance and Evaluation Report (CAPER) assesses the period from July 1, 2014, through June 30, 2015. It provides an evaluation of performance by the City regarding the housing and neighborhood revitalization goals stated in its 2010-2015 Consolidated Plan. By doing so, the City has an opportunity to appraise its overall progress and assess its strategies for carrying out its housing programs and activities. The availability of the document for comment was advertised in the newspaper and on the City website. The draft CAPER is available at the Community Development (CD) Division office at 310 W. Martin Street in Raleigh and upon request.

The appendix of the full document contains maps showing areas of interest as described herein.

Structure of Report

The CAPER is prepared in a manner that is consistent with HUD guidelines for consolidated reporting. Several necessary elements are required and include: descriptive narratives, summaries of reports and activities, programmatic accomplishments for each of the City's entitlement grants for CDBG, HOME, and ESG, as well as a self-evaluation of progress in implementing the City's Consolidated Plan.

These activities support the Division's mission to assist low- and moderate-income renters, first-time homebuyers, homeowners needing rehabilitation and special needs populations. Neighborhood revitalization is directed toward the elimination of dilapidated structures and the development of new affordable housing sites in older neighborhoods. This is accomplished through the acquisition and demolition of substandard houses and occasionally commercial businesses that are not compatible with residential communities.

Neighborhood revitalization activities also include upgrading public facilities, eliminating environmental hazards and selling vacant parcels through a Request for Proposals (RFP) process to builders, primarily to benefit low- and moderate-income buyers and renters.

There are numerous expenditures noted within the CAPER. The total CDBG expenditure was \$3,015,555.28 and the total HOME expenditure was \$649,128. Provided below are several expenditures and their associated activities. This assists in providing a “snapshot” of the types of projects that were conducted throughout the year.

<u>Activity</u>	<u>Expenditure</u>
Rental Development	\$4,136,879
Homebuyer Training	\$ 73,500
Public Service	\$ 280,125
Job Training Program	\$ 76,000
Rehabilitation	\$ 319,107

The Division welcomes your comments. For more information on any of these programs or information contained within this report, please feel free to contact the Community Development Division at (919) 996-4330 or email CD.info@raleighnc.gov.

Assessment of 5-Year Goals

This was the fifth year of the 2010-15 Five Year Consolidated Plan. The One Year Action Plans have specific goals for most activities. The goals for FY 2014-15 are detailed in the discussions of the projects and activities.

All of the projects benefit very low-, low- and moderate-income persons. The City achieved the majority of its goals.

The City of Raleigh's housing and community development programs are designed to serve the housing needs of five major groups of its residents and to support the Consolidated Plan goals:

- Very low-income renter households.
- Homeless persons and families.
- Elderly and persons with disabilities in need of supportive housing.
- Low- and moderate-income homebuyers.
- Homeowners needing significant rehab assistance.

To benefit these households, the City has focused its efforts on providing attractive and affordable housing and revitalizing older neighborhoods. Each of these programs is guided by four basic principles that guide the expenditures of program funds. These four principles are:

- The provision of affordable, decent, safe, and sanitary housing for all City residents
- The need for an on-going partnership with the private and nonprofit sector and continued intergovernmental cooperation with county and state agencies
- That affordable housing must be made available throughout the City of Raleigh
- The continued emphasis on neighborhood revitalization where the goal is to encourage neighborhood stability and preservation of the existing housing stock

ACTIVITIES BY BENEFICIARY

Targets and Projects	Households Assisted
<i>Very low- and low-income renter households</i>	
♦ Joint Venture Program	435
♦ Acquisition of Units	9
♦ Relocation to standard housing (# of households receiving payment)	35
♦ Job Training (Construction Trades)	54
♦ Guiding Lights (Community Enhancement Grant (CEG))	85
♦ Lucy Daniels Center (CEG)	46
♦ CONCERT (CEG)	352
♦ Haven House (CEG)	37
♦ The Green Chair Project (CEG)	39
♦ StepUp Ministry (CEG)	226
♦ Inter-Faith Food Shuttle (CEG)	7
♦ Wake Interfaith Hospitality Network (CEG)	26
♦ Community Success Initiative (CEG)	30
♦ Literacy Council of Wake County (CEG)	78
♦ Habitat for Humanity of Wake County (CEG)	9
<i>Sub-Total</i>	1,468

<i>Low- and moderate-income homebuyers</i>	
♦ Homeownership Counseling Program	883
♦ City-Wide Second Mortgage Program	53
♦ OWNER Second Mortgage Program	1
♦ New housing units completed	8
<i>Sub-Total</i>	945
<i>Owner Households needing rehabilitation assistance</i>	
♦ Homeowner Rehabilitation Program	10
♦ Limited Repair	37
<i>Sub-Total</i>	47
<i>Special population groups such as homeless and disabled persons</i>	
♦ Triangle Family Services	133
♦ Women's Center of Wake County	48
♦ S. Wilmington Street Center	1,984
♦ PLM Families Together	36
♦ Urban Ministries	198
♦ Hope Center at Pullen	2
<i>Sub-Total</i>	2,401
TOTAL	4,814

To implement its program, Raleigh utilizes funding from a variety of federal and local resources. During this CAPER reporting period, the City spent approximately \$9,983,432 of CDBG, HOME, ESG and local funds. The majority of expenditures are used to fund programs that address priority needs, as stated in the Consolidated Plan.

Performance Measurement

The City incorporated Performance Measurement standards in accordance with HUD requirements. Performance measurement is a process to gather information to determine how effectively programs are meeting needs; the information is then used to improve performance and direct resources more accurately. Performance measurement can help to better target limited resources and lead to more informed decisions about programs. Each year, the City sets goals for each program (outputs) described in each Action Plan.

Performance in meeting the output goals is evaluated in the CAPER.

The HUD Outcome Measurement System includes Objectives, Outcome Measures and Indicators. In this system, there are three objectives, three outcomes, and one indicator.

OBJECTIVES

Suitable Living Environment

In general, this objective relates to activities that are designed to benefit communities or groups of families by addressing issues in their living environment.

Decent Affordable Housing

The activities that typically would be found under this objective are designed to cover the wide range of housing that is possible under HOME and CDBG. It focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort (that would be captured above under Suitable Living Environment).

Creating Economic Opportunities

This objective applies to the types of activities related to economic development, commercial revitalization, job training or job creation.

OUTCOMES

Availability/Accessibility

This outcome category applies to activities which make services, infrastructure, housing, or shelter available or accessible to low-income people. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low- and moderate-income people where they live.

Affordability

This outcome category applies to activities which provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or

maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

Sustainability: Promoting Livable or Viable Communities

This outcome applies to projects where the activity or activities are aimed at improving a neighborhood by helping to make it livable or viable for principally low- and moderate-income people through multiple activities, or by providing services that sustain communities or sections of communities.

Each activity funded through the City's Housing and Community Development programs will have performance measurement indicators. The indicators may change as programs shift or other more relevant indicators are found.

OUTPUT INDICATORS

For each activity, the number of persons affected, the number of households assisted, the number of jobs created or retained, and the number of units constructed or rehabilitated, as well as any other applicable indicators, will be reported.

Affirmatively Furthering Fair Housing

All City housing assistance is provided within the context of expanding housing opportunities throughout the community. The City's Scattered Site Policy, which was adopted in 1978, updated in 2003 and adjusted in 2005, has been used as a guide to geographically disperse City and federal housing resources. The Scattered Site Policy placed a higher priority on subsidizing rental housing developments that are located outside traditional minority and low-income communities and in areas not already experiencing a high concentration of low-income housing. [The SSP was replaced on September 1, 2015 by a new Housing Location Policy which aims to achieve the same result of deconcentrating subsidized rental housing. The HLP, of course, did not pertain to City investments made in this CAPER year.]

The City has been participating throughout the CAPER year in the development of a regional Analysis of Impediments with Wake County, Town of Cary, and the two housing authorities in Wake County. The draft AI was completed in August 2015 and the final version is anticipated to be completed in October 2015.